

016.A

0004

0058.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
503,100 / 503,100
503,100 / 503,100
503,100 / 503,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		MARY ST, ARLINGTON

OWNERSHIP	Unit #:	58
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Owner 1: SHARDHA KAPIL

Owner 2: SHARMA ADITYA

Owner 3:

Street 1: 54 MARY ST

Street 2: UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CHRISTIAN ADAM & BETHANY -

Owner 2: -

Street 1: 58 CHERRY ST

Twn/City: WESTWOOD

St/Prov: MA Cntry: Own Occ: Y

Postal: 02090

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Aluminum Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8107																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	503,100			503,100		311171
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

Source: Market Adj Cost Total Value per SQ unit /Card: 330.12 /Parcel: 330.12

Entered Lot Size Total Land: Land Unit Type:

!15707!

PRINT

Date: 12/30/21 Time: 21:13:38

LAST REV

Date: 10/28/21 Time: 18:15:39

jorourke

15707

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTIAN ADAM	69979-180		9/25/2017		500,000	No	No		
MILLER JOEL J.	52672-497		4/29/2009		309,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/28/2021	USPS								JO	Jenny O		
7/26/2018	Measured								DGM	D Mann		
2/20/2018	SQ Returned								EMK	Ellen K		
4/8/2010	NEW CONDO								BR	B Rossignol		
5/17/2009	MLS								MM	Mary M		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																													
Frame: 1 - Wood				1/2 Bath:	Rating:																													
Prime Wall: 3 - Aluminum				A HBth:	Rating:																													
Sec Wall:		%		OthrFix:	Rating:																													
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1																								
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																									
View / Desir:				Frl:	Rating:			Other																										
GENERAL INFORMATION				WSFlue:	Rating:			Upper																										
				CONDO INFORMATION				Lvl 2																										
				Location:				Lvl 1																										
				Total Units:				Lower																										
				Floor: M - Multi-Level																														
				% Own: 53.000000000																														
				Name:																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																						
				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL																							
				Functional:		%		1	5	2																								
				Economic:		%																												
				Special:		%																												
				Override:		%																												
				Total:	18.6 %			Totals																										
								1	5	2																								
CALC SUMMARY				COMPARABLE SALES																														
				Basic \$ / SQ: 305.00				Code	Description	Area - SQ	Rate - AV	Undepr Value																						
				Size Adj.: 1.33897638				GLA	Gross Liv Ar	1,524	408.310	622,259																						
				Const Adj.: 0.99980003																														
				Adj \$ / SQ: 408.306																														
				Other Features: 64535																														
				Grade Factor: 1.00																														
				NBHD Inf: 0.89999998																														
				NBHD Mod:																														
				LUC Factor: 1.00																														
				Adj Total: 618115																														
				Depreciation: 114969																														
				Depreciated Total: 503145																														
								WtAv\$/SQ:	AvRate:	Ind.Val																								
								Juris. Factor: 1.00	Before Depr: 367.48																									
								Special Features: 0	Val/Su Net: 330.12																									
								Final Total: 503100	Val/Su SzAd: 330.12																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																						
SPEC FEATURES/YARD ITEMS				PARCEL ID 016.A-0004-0058.0										SUB AREA																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten						
More: N	Total Yard Items:	Total Special Features:										Total:										SUB AREA DETAIL												
																						Net Sketched Area: 1,524	Total: 622,259	Size Ad	1524	Gross Area	1524	FinArea	1524	IMAGE	AssessPro Patriot Properties, Inc			